

ORDINANCE NO. 2003-17-CM

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF
TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN
REAL ESTATE FROM R1 TO GB**

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THE
COUNTY OF TIPPECANOE, INDIANA;

Section 1. The Unified Zoning Ordinance of Tippecanoe County, Indiana, being a separate ordinance and not a part of the unified county code is hereby amended to rezone the following described real estate situated in Wea Township, Tippecanoe County, Indiana, to-wit:

All that property conveyed to Charles R. and Helen L. Vaughan in Document Number 98-26874 in the Office of the Tippecanoe County Recorder and being a part of the Southeast Quarter of Section 1 and a part of the Northeast Quarter of Section 12 all in Township 22 North, Range 4 West, 2nd P.M., Wea Township, Tippecanoe County, Indiana, and being more completely described as follows:

Commencing at a Berntsen Monument marking the Northeast corner of the Northeast Quarter of Section 12; Thence North 89°52'06" West, along the North line of the Northeast Quarter of Section 12, a distance of 391.88 feet to the Point of Beginning of this description being marked by a 5/8 inch diameter rebar with a plastic cap stamped "RWG 880043" and hereafter referred to as a standard monument; Thence South 55°32'48" East, a distance of 167.48 feet to a standard monument on the North line Of the real estate conveyed to Norfolk & Western Railway Company in Deed Record 87-01975 in the Office of the Tippecanoe County Recorder; Thence North 88°20'51" West, along the North line of said Norfolk & Western Railway Company, a distance of 576.78 feet to a standard monument marking the Southeast corner of the real estate conveyed to Norfolk & Western Railway Company in Deed Record 89-18246 in the Office of the Tippecanoe County Recorder; Thence North 56°23'36" West, along the Northeastern boundary of said Norfolk & Western Railway Company and crossing into the Southeast Quarter of Section 1, a distance of 377.75 feet to a standard monument; Thence North 25°22'56" West, a distance of 42.55 feet to a standard monument; Thence North 8°11'30" East, a distance of 194.20 feet to a standard monument; Thence Southeasterly along a non-tangent curve that is concave to the Northeast and has a central angle of 3°59'39", a long chord of 553.35 feet which bears South 67°23'59" East, a length of 553.46 feet to a standard monument; Thence North 55°05'55" West, a distance of 31.51 feet to a standard monument on the South Right of Way of State Road 38 as delineated on Indiana State Highway Plans for Project No. ST-4079 (C), (1988); Thence Southeasterly along the said South Right of Way and non-tangent curve that is concave to the Northeast and has a central angle of 0°25'53", a long chord of 59.79 feet which bears South 69°40'45" East, a length of 59.79 feet to a standard monument; Thence South 54°10'01" East, a distance of 249.80 feet to the Point of Beginning, containing 4.310 Acres, more or less.

And Also,

All that property conveyed to Charles R. and Helen L. Vaughan in Document Number 98-26874 in the Office of the Tippecanoe County Recorder and being a part of the Northeast Quarter of Section 12 in Township 22 North, Range 4 West, 2nd P.M., Wea Township, Tippecanoe County, Indiana, and being more completely described as follows:

Commencing at a Berntsen Monument marking the Northeast corner of the Northeast Quarter of Section 12; Thence North 89°52'06" West, along the North line of the Northeast Quarter of Section 12, a distance of 1332.39 feet to the Northwest corner of the East Half of the Northeast Quarter; Thence South 0°41'30" East, along the West line of the East Half of said Northeast Quarter, a distance of 768.24 feet; Thence South 89°52'06" East, a distance of 239.04 feet to the East Right of Way of Indiana State Highway, Project Number. RS-7879(2) and the Point of Beginning of this description; Thence the following (3), Three courses along the East Right of Way of Indiana State Highway, Project Number RS-7879(2), One, North 52°16'49" East, a distance of 137.33 feet; Two, North 2°57'33" East, a distance of 418.98 feet; Three, North 25°10'29" West, a distance of 16.01 feet to the South line of the Norfolk and Western Railroad; Thence South 88°20'24" East, along the South line of the Norfolk and Western Railroad, a distance of 840.15 feet; Thence South 0°42'16" East, a distance of 494.85

feet; Thence North. 89°52'06" West a distance of 969.69 feet to the Point of Beginning, containing 9.965 Acres, more or less.

Section 2. The above described real estate should be and the same is hereby rezoned from R1 to GB.

Section 3. This ordinance shall be in full force and effect from and after its adoption.

Denied by the Board of Commissioners of Tippecanoe County, Indiana this 5th day of May, 2003.

VOTE:

No

KD Benson, President

No

Ruth E. Shedd, Vice President

No

John L. Knochel, Member

ATTEST:

Robert A. Plantenga, Auditor